

007.0

0005

0004.0

Map

Block

Lot

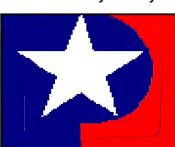
1 of 1
CARD

Residential

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,043,800 / 1,043,800
 USE VALUE: 1,043,800 / 1,043,800
 ASSESSED: 1,043,800 / 1,043,800


Patriot
 Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
33-35		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RURY PHILLIP M/ETAL	
Owner 2: RURY NANCY O	
Owner 3:	
Street 1: 35 LAKEHILL AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Aluminum Exterior and 2623 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5282		Sq. Ft.	Site		0	80.	1.10	1									462,767						462,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5282.000	575,900	5,100	462,800	1,043,800		6497
							GIS Ref
							GIS Ref
							Insp Date
							02/15/18

PREVIOUS ASSESSMENT								Parcel ID	007.0-0005-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	575,900	5100	5,282.	462,800	1,043,800		Year end	12/23/2021
2021	104	FV	550,300	5100	5,282.	462,800	1,018,200		Year End Roll	12/10/2020
2020	104	FV	550,500	5100	5,282.	462,800	1,018,400	1,018,400	Year End Roll	12/18/2019
2019	104	FV	408,900	5100	5,282.	491,700	905,700	905,700	Year End Roll	1/3/2019
2018	104	FV	408,900	5100	5,282.	358,600	772,600	772,600	Year End Roll	12/20/2017
2017	104	FV	384,000	5100	5,282.	312,400	701,500	701,500	Year End Roll	1/3/2017
2016	104	FV	384,000	5100	5,282.	266,100	655,200	655,200	Year End	1/4/2016
2015	104	FV	343,000	5100	5,282.	260,300	608,400	608,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
RURY FRANKLIN	25083-258		12/27/1994		200,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
1/25/2013	127	Manual	27,485	C					2/15/2018	MEAS&NOTICE	BS	Barbara S											
11/30/2000	922	Alterati	4,800	C				REPAIR GARAGE	5/17/2013	Info Fm Prmt	EMK	Ellen K											
									5/13/2009	Measured	372	PATRIOT											
									9/22/1999	Mailer Sent													
									9/22/1999	Measured	256	PATRIOT											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good																		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																			
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																			
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																		
Prime Wall:	3 - Aluminum			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid Desc: Line 1 # Units 2																	
Color:	GREEN			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Frl:		Rating:		Other																	
GENERAL INFORMATION				WSFlue:		Rating:		Upper																	
Grade:	C - Average			CONDOS INFORMATION				Lvl 2																	
Year Blt:	1910	Eff Yr Blt:		Location:				Lvl 1																	
Alt LUC:		Alt %:		Total Units:				Lower																	
Jurisdct:	G4	Fact: .		Floor:				Totals RMS: 14 BRS: 6 Baths: 2 HB: 1																	
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		2	7	3													
Sec Int Wall:		%		Economic:			%	Additions:																	
Partition:	T - Typical			Special:			%	Kitchen:																	
Prim Floors:	3 - Hardwood			Override:			%	Baths:																	
Sec Floors:		%		Total:		18.6	%	Plumbing:																	
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																	
Subfloor:				COMPARABLE SALES				Heating:																	
Bsmnt Gar:				Rate Parcel ID Typ Date Sale Price				General:																	
Electric:	3 - Typical			WtAv\$/SQ: AvRate: Ind.Val																					
Insulation:	2 - Typical			Juris. Factor: 1.00																					
Int vs Ext:	S			Adj Total: 707500																					
Heat Fuel:	1 - Oil			Depreciation: 131595																					
Heat Type:	3 - Forced H/W			Deprecated Total: 575905																					
# Heat Sys:	2																								
% Heated:	100	% AC:																							
Solar HW:	Yes	Central Vac:																							
% Com Wal		% Sprinkled																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 007.0-0005-0004.0																IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	104			5,100		5,100								
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100																	